

April 19, 2005

**MINUTES OF AN ADJOURNED REGULAR
MEETING OF THE TORRANCE CITY COUNCIL**

1. CALL TO ORDER

The Torrance City Council convened in an adjourned regular session at 6:30 p.m. on Tuesday, April 19, 2005 in City Council Chambers at Torrance City Hall.

ROLL CALL

Present: Councilmembers Lieu, Mauno McIntyre, Nowatka, Scotto, Witkowsky and Mayor Walker.

Absent: None.

Also Present: City Manager Jackson, City Attorney Fellows
City Clerk Herbers, and other staff representatives.

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Agenda Item 17 was considered out of order at this time.

17. EXECUTIVE SESSION

The Council immediately recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 17A) Conference with Legal Counsel – Existing Litigation, pursuant to California Government Code Section 54956.9(a).

The Council reconvened in Council Chambers at 7:14 p.m. No formal action was taken on any matter considered in closed session.

2. FLAG SALUTE/INVOCATION

The Pledge of Allegiance was led by Councilmember McIntyre.

Councilmember Mauno gave the non-sectarian invocation for the meeting.

3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING

MOTION: Councilmember Lieu moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Councilmember Mauno, and passed by unanimous roll call vote.

MOTION: Councilmember Lieu moved that after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilmember Mauno and passed by unanimous roll call vote.

4. WITHDRAWN OR DEFERRED ITEMS

None.

5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS

Councilmember Witkowsky announced a Planning and Design Committee meeting to discuss options for historical preservation on Thursday, April 28, at 7:00 p.m. in the Council Chambers.

Councilmember McIntyre announced that the Torrance Rose Float Association Ad Hoc Committee had met to discuss next year's entry; noted that an item would be forwarded to Council in the near future; and encouraged donations for next year's float.

6. COMMUNITY MATTERS

6A. RESOLUTION NO. 2005-21 RE POLICE OFFICER RICHARD CROSBIE

RESOLUTION NO. 2005-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
HONORING AND COMMENDING POLICE OFFICER RICHARD
CROSBIE AS THE RECIPIENT OF A MEDAL OF VALOR AWARD

MOTION: Councilmember McIntyre moved for the adoption of Resolution No. 2005-21. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

To be presented at a later date.

6B. RESOLUTION NO. 2005-22 RE POLICE OFFICER STEVEN HEGLAR

RESOLUTION NO. 2005-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
HONORING AND COMMENDING POLICE OFFICER STEVEN HEGLAR
AS THE RECIPIENT OF A MEDAL OF VALOR AWARD

MOTION: Councilmember McIntyre moved for the adoption of Resolution No. 2005-22. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

To be presented at a later date.

6C. RESOLUTION NO. 2005-23 RE POLICE OFFICER JEFFREY LIVINGSTON

RESOLUTION NO. 2005-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
HONORING AND COMMENDING POLICE OFFICER JEFFREY
LIVINGSTON AS THE RECIPIENT OF A MEDAL OF VALOR AWARD

MOTION: Councilmember McIntyre moved for the adoption of Resolution No. 2005-23. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

To be presented at a later date

6D. RESOLUTION NO. 2005-24 RE POLICE OFFICER JAMES RUDOLPH

RESOLUTION NO. 2005-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
HONORING AND COMMENDING POLICE OFFICER JAMES RUDOLPH
AS THE RECIPIENT OF A MEDAL OF VALOR AWARD

MOTION: Councilmember McIntyre moved for the adoption of Resolution No. 2005-24. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

To be presented at a later date.

6E. RESOLUTION NO. 2005-25 RE POLICE OFFICER MATTHEW SCHLERF

RESOLUTION NO. 2005-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
HONORING AND COMMENDING POLICE OFFICER MATTHEW
SCHLERF AS THE RECIPIENT OF A MEDAL OF VALOR AWARD

MOTION: Councilmember McIntyre moved for the adoption of Resolution No. 2005-25. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

To be presented at a later date.

6F. PROCLAMATION RE “NATIONAL VOLUNTEER WEEK”

Mayor Walker presented a proclamation to Olivia Lopez of the City Manager's Office and Patrice Deleget of the Katy Geissert Civic Center Library declaring the week of April 17 through April 23, 2005 as ***National Volunteer Week*** in the City of Torrance – urging all citizens Torrance to observe this week by recognizing individuals who have enriched our community through their volunteer service – with certificates awarded to Bea Virobik, Zuzell Castro, Dora Dang, Andy Park, Robert Del Vecchio, Yvette Molinelli, and Delores Atha on behalf of all City of Torrance volunteers.

6G. PLANNING COMMISSION APPOINTMENT

Recommendation

Recommendation of the **City Clerk** that City Council make an appointment to fill one vacancy on the Planning Commission.

The City Council appointed Rod Guyton to the Planning Commission, and City Clerk Herbers administered the oath of office.

7. CONSENT CALENDAR

7A. PURCHASE ORDER RE FIREFIGHTER PROTECTIVE GEAR

Recommendation

Recommendation of the **Fire Chief** that City Council authorize a purchase order be issued to L. N. Curtis & Sons, Oakland, CA, in the amount not to exceed \$30,038.29 for the sole-source purchase of Globe GX Millenia turnout jackets and trousers.

7B. AGREEMENT WITH LA COUNTY DEPARTMENT OF COMMUNITY AND SENIOR SERVICES

Recommendation

Recommendation of the **Human Resources Director** that City Council accept and appropriate \$62,007 in County of Los Angeles Department of Community and Senior Services funds to the Workforce Development Division budget to operate programs for unemployed adults and dislocated workers.

7C. APPROVAL OF FINAL PARCEL MAP NO. 27153

Recommendation

Recommendation of the **Community Development Director** that City Council:

- 1) Approve Final Parcel Map No. 27153 creating four condominium units on one lot, subdivided by 1911 220th Street, LLC, and located at 1911 220th Street, which substantially conforms to and meets all conditions of approval of the Tentative Map; and
- 2) Accept a 15' corner radius at the northwest corner of Cabrillo Avenue and 220th Street.

7D. PURCHASE OF DATA NETWORK EQUIPMENT

Recommendation

Recommendation of the **Information Technology Director** that Council appropriate \$16,900 from the Data Communications Replacement Fund and authorize the purchase of data network switches and routers to replace equipment at various City facilities.

7E. VENDOR CONTRACT RE ANNUAL REQUIREMENT FOR LUBRICATING OILS

Recommendation

Recommendation of the **General Services Director** and the **Transit Director** that City Council authorize a vendor contract with Cosby Oil Company, Inc. of Santa Fe Springs, CA, in an amount not to exceed amount \$73,000 including sales tax and applicable fees to furnish the annual requirement for various lubricating oils. (B2005-11) The term will be for a period of one (1) year, effective April 20, 2005 through April 19, 2006.

7F. CONTRACT SERVICES AGREEMENT RE CLOSE CIRCUIT TAPING OF SEWERS

Recommendation

Recommendation of the **Public Works Director** that City Council:

- 1) Accept the proposal submitted by National Plant Services, Inc. for closed circuit television taping of sewers and reject all other proposals;
- 2) Approve a contract services agreement with National Plant Services, Inc. in the amount of \$39,818.24 and authorize a 5% contingency in the amount of \$1,990.91; and
- 3) Authorize the Mayor to execute and the City Clerk to attest to said agreement.

MOTION: Councilmember Scotto moved for the approval of Consent Calendar Items 7A through 7F. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

11. ADMINISTRATIVE MATTERS

11A. CONTRACT AMENDMENT RE PERS TWO-YEAR SERVICE CREDIT

Recommendation

Recommendation of the **City Manager** that City Council adopt a **RESOLUTION** to grant a third designated period for two years additional service credit under the Public Employees' Retirement System (PERS).

MOTION: Councilmember Scotto moved to concur with the staff recommendation. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

RESOLUTION NO. 2005-26

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
TO GRANT ANOTHER DESIGNATED PERIOD FOR TWO YEARS
ADDITIONAL SERVICE CREDIT

MOTION: Councilmember McIntyre moved for the adoption of Resolution No. 2005-26. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

11B. CLASS SPECIFICATION APPROVAL FOR SENIOR FIRE PREVENTION OFFICER

Recommendation

Recommendation of the **Human Resources Director** and **Civil Service Commission** that City Council approve the proposed class specification of Senior Fire Prevention Officer. In addition, the **Human Resources Director** recommends City Council adopt an amendment to the Resolution governing employees represented by Engineers to implement the recommended salary range.

MOTION: Councilmember Scotto moved to concur with the staff recommendation. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

RESOLUTION NO. 2005-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
AMENDING RESOLUTION 2004-25 SETTING FORTH CHANGES
REGARDING HOURS, WAGES, AND WORKING CONDITIONS FOR
EMPLOYEES REPRESENTED BY THE ENGINEERS

MOTION: Councilmember McIntyre moved for the adoption of Resolution No. 2005-27. The motion was seconded by Councilmember Scott and passed by unanimous roll call vote.

12. HEARINGS

**12A. EAS04-00001, CUP04-00014, DVP04-00003, MOD04-00008 (CUP65-38),
TTM61219, VAR04-00002: SHEA HOMES LP/DAVID KEMMERER**

Recommendation

Recommendation of the **Community Development Director** that City Council approve the appeal and take the following actions on property bounded by Hawthorne Boulevard, Carson Street and Del Amo Circle West:

- 1) Adopt a Negative Declaration;
- 2) Adopt a Resolution approving a Conditional Use Permit to allow the construction of a 226-unit condominium development and the establishment of a mixed-use development within an existing commercial office complex located in the Hawthorne Boulevard Corridor Specific Plan;
- 3) Adopt a Resolution approving a Development Permit to allow construction within the Hawthorne Boulevard Corridor Specific Plan;
- 4) Adopt a Resolution approving a Modification of a previously approved Conditional Use Permit (CUP65-38) for the Del Amo Financial Center;
- 5) Adopt a Resolution approving a Tentative Tract Map for a Lot Line Adjustment and for condominium purposes; and
- 6) Adopt a Resolution approving a Variance to allow tandem parking for the condominium development;

The **Planning Commission** recommends that City Council deny the appeal and deny the proposed development.

EAS04-00001, CUP04-00014, DVP04-00003, MOD04-00008 (CUP65-38), TTM061219, VAR04-00002: SHEA HOMES LP/DAVID KEMMERER

Mayor Walker announced that this was the time and place for a public hearing on this matter. City Clerk Herbers confirmed that the hearing was properly advertised.

With the aid of slides, Planning Manager Isomoto provided an overview of the proposed project. She explained that the site is located in the Hawthorne Boulevard Corridor Specific Plan Zone and has a General Plan land use designation of Commercial Center, which allows a maximum floor area ratio (FAR) of 1.0, but this can be exceeded for mixed-use developments. She reported that the horizontally integrated project has an overall FAR of 1.36 – 1.09 for the commercial portion and 1.80 for the residential portion. She reviewed the on-site circulation and traffic improvements associated with the project. She noted that the project meets parking requirements for the residences and provides almost three times the required guest parking. She reported that the development is expected to generate approximately 70 students and the applicant has reached an agreement with Torrance Unified School District to provide funding in excess of requirements to ensure that any project-related impact is fully mitigated. She advised that the Planning Director was recommending approval of the project as conditioned and that the Planning Commission recommended denial of the project by a vote of 5-0 due to concerns about the impact on schools and traffic and the project's FAR.

Councilmember Scotto reported that he had received 180 e-mails concerning this project, 19 in favor of the project and 161 against it.

In response to Councilmember Lieu's inquiry, Planning Manager Isomoto clarified that a Variance for tandem parking is no longer required due to action taken by the City Council last year, allowing the tandem arrangement for the third required parking space.

Scott Douglas, Southwest Partners, owners of the subject property, provided background information about the company, reporting that Southwest Partners has acquired and improved almost one-third of the commercial/office space in central Torrance over the last 8-9 years, thereby attracting hundreds of jobs to Torrance. He noted that an office tower was approved for the subject property approximately 30 years ago, however, no one has been able to make this financially viable. He discussed alternate uses that were considered, including a hotel, a retirement community, and an apartment complex, and maintained that the proposed upscale residential development was the best use for this site.

Commenting on opposition to the project, Mr. Douglas noted that the City has issued only 1 building permit for every 10 jobs created over the last 25 years and despite this very slight population growth, traffic has continued to increase, fueled by people who come to work and shop in Torrance. He pointed out that the City has a very strong commercial/industrial base and contended that residential development is needed to bring the City back in balance. With regard to schools, he reported that almost 8% of students attending Torrance schools live in surrounding communities and suggested that traffic would be less congested and the schools themselves would benefit if children from Torrance replaced these non-resident students. Referring to the project's FAR, he

explained that this is a technical calculation that can be misinterpreted and maintained that the size and design of these units makes them compatible with homes in the area. He commented on Shea Homes' reputation for exceptional quality and design.

Joe Fleischaker, representing Shea Homes, provided background information about Shea Homes, noting that it has been in business since 1881 and it is the largest privately held homebuilder in the United States. He reported that the proposed project was designed to conform to the vision, priorities and goals of the Hawthorne Boulevard Corridor Specific Plan Zone.

With the aid of slides, Rick Aiken, project architect, described the project, highlighting the extensive landscaping and water features designed to create the ambiance of a resort hotel.

With the aid of slides, Mr. Fleischaker contrasted the impact of having an office building or a hotel on this site versus the proposed residential units, pointing out that the proposed project would have less impact visually and generate one-half the traffic of an office use and one-third the traffic of a hotel. With regard to the project's FAR, he compared an 800 square-foot two-bedroom unit and a 1200 square-foot two-bedroom unit, noting that both would house the same number of people, generate the same number of students, and have the same impact on traffic, therefore, FAR does not equal density. He offered examples of residential projects that could be built on this site with an FAR of 1.0 but with a greater number of units than being proposed.

Mr. Fleischaker reviewed the traffic circulation for the project, noting that traffic will be directed toward Hawthorne Boulevard and away from Carson Street. He reported that the project will not generate enough traffic to require mitigation measures, however, since traffic is a major concern, the company has agreed to fund improvements at the intersections of Anza/Carson and Anza/Torrance Boulevard at an estimated cost of \$500,000.

Mr. Fleischaker submitted a booklet of comments received about the project (216 in support and 220 opposed) and read a few of the favorable responses. He noted that Shea Homes has agreed to pay \$2.79 per square foot to the Torrance Unified School District in mitigation fees, which is 125% of the statutory requirement, along with \$157,000 for parking and traffic improvements at Jefferson Middle School and \$200,000 for a renovation project at West High.

Jeanette Justus, representing Shea Homes, read a letter from Dr. Steven Fish, Superintendent of Torrance Unified School District (per supplemental material), outlining the agreement with Shea Homes and indicating that the school district believes the impacts from the project will be fully mitigated by this agreement.

Discussing community outreach, Mr. Fleischaker noted that Shea Homes met seven times with Southwood Homeowners Association and Southwood Project Committee, five times with the Torrance Unified School District, and two times with citywide homeowners associations. He reported that at those meetings, the developer was asked to reduce the number of units, fit in with the neighborhood, keep traffic out of Southwood, discourage on-street parking, and protect and improve schools. Responding to these concerns, he explained that the number of units proposed is 134 fewer than the original Fairfield proposal; that the project was redesigned to have larger, highly amenitized units with deep setbacks to blend with the neighborhood; that medians were designed to direct traffic away from the Southwood neighborhood; that guest parking was

increased to discourage on-street parking; and that an agreement was reached with the school district to provide funds for needed improvements.

Mr. Fleischaker reviewed the benefits should the project be approved, including funding for street improvements and school improvements and increased revenues to the City, amounting to almost \$2.5 million during construction and over \$400,000 on an annual basis from property taxes and various other taxes.

Mayor Walker invited comments from the audience.

Gladys Meade, representing the League of Women Voters, strongly recommended that the Council deny the project. She stated that the Council promised in October 2004, not to approve any project that does not conform to the General Plan until the General Plan update has been completed and maintained that while the project seems to conform to the Hawthorne Boulevard Corridor Specific Plan, it does not conform to the General Plan. She disputed the project's designation as a mixed-use development, explaining that mixed-use developments typically have ground-level shops, such as markets, coffee bars, dry cleaners and pharmacies, and the proposed project includes no provisions for this type of development. She further explained that mixed-use developments are meant to be convenient to public transit, however, the City recently closed the transit terminal in Del Amo Fashion Center and has no plans to replace it. She noted that proximity to public transit was considered an essential component of the Hawthorne Boulevard Corridor Specific Plan, which was used to justify higher density housing, but there is only intermittent bus service in this area.

Ms. Meade reported that the information provided about traffic does not address the cumulative impact of two large residential developments in the immediate area that have been approved, but not yet built, and suggested that it would be unwise to approve this project until the citywide traffic study currently underway has been completed. She stated that the project purports to provide housing for people who work in Torrance, however, these homes will not be affordable for the most valued workers, such as police officers, firefighters, teachers or nurses, at the anticipated prices. She maintained that tandem parking should not be allowed under any circumstances and urged the Council to rescind their earlier decision. She contended that the stacked apartment-type units do not provide adequate open space and called for the preparation of an Environmental Impact Report to determine the full impact of this project.

Donna Spreitzer, representing a coalition of the following homeowners associations – Southwood, West Torrance, Southwood-Sunray, Madrona, Southwood-Riviera, Hillside, Seaside, Northwest Torrance, Old Torrance Neighborhood, and Country Hills – urged the Council to deny the project in accordance with the spirit of the Resolution adopted in October 2004. She maintained that the development would be an island of housing units in the densest, busiest commercial center in the City; that it does not fit with the community; and that it does not represent smart growth. She pointed out that the residential project would be 22,000 square feet larger than Del Amo Financial Center and almost twice the allowable FAR. Discussing alternative uses for the site, she indicated that residents endorse the idea of a hotel because it would not impact schools and traffic would be off-peak and minimal. She reported that Southwood Homeowners Association members were surveyed and out of 150 responses, only 3 were in support of the project. She stated that meetings with Shea Homes representatives did not result in any reduction in the number of units or lowering of the FAR, and even after the Planning Commission voted to deny the project, no changes were made.

Patrick Furey, representing the coalition of homeowners associations, suggested that the payment to the school district is not as generous as it might seem because it amounts to less than 1% of the value of this development. He called attention to a letter from the Department of Transportation (dated June 10, 2004, of record), which notes that Hawthorne Blvd. at various locations is currently operating at level of service "F" and that this project in conjunction with other projects in the vicinity would likely lead to considerable worsening of traffic congestion. He echoed the DOT's request that consideration be given to the cumulative effects of all proposed and expected development, including the remodeling of Del Amo Fashion Center, which could close Carson Street for several months.

Discussing the impact on schools, Mr. Furey referred to a February 2004 report from the Torrance Unified School District, which indicates that during the 2003-04 school year, enrollment exceeded capacity at all school levels and that facilities will need to be expanded to adequately house students generated by future development. He noted recent financial difficulties the school district has been experiencing.

Mr. Furey maintained that the proposed project was contrary to goals outlined in the Hawthorne Boulevard Corridor Specific Plan, which include encouraging a healthy retail tax base and accentuating and preserving the corridor's prominence as the retail and commercial backbone of Torrance and the South Bay. He called for the denial of the project due to the impact on already over-crowded schools and congested streets and contended that all projects of this magnitude must be denied until the City has adopted a new General Plan. He urged, "if it doesn't fit, don't permit."

Tom Brewer, representing the coalition of homeowners associations, stated that the proposed project located in the heart of the financial district will affect all residents and urged Mayor Walker and Councilmembers Lieu, Mauno and McIntyre to follow through on their campaign promises to listen to residents rather than developers. He maintained that the City's aging infrastructure can no longer accommodate population growth, citing a new development in this area which is having to reroute sewers because of inadequate capacity. He reported that traffic congestion is residents' No. 1 concern and expressed disappointment that the City's stated goal is to keep traffic flowing at level of service "D." He suggested that the traffic mitigations proposed by the developer would simply shift the problem from one area to another. He stated that while it may be true that commercial developments generate more traffic, residential traffic has a greater impact on him personally because this is the traffic that travels with him to and from work and on weekend activities. He clarified that the mitigation payment to the school district can only be used to fund capital projects and therefore could not be used to ease the current shortfall in the operating budget. He urged rejection of the project even though it is not subject to the moratorium.

Joe Aro, executive director of South Bay Economic Development Partnership, indicated that his agency does not take a position on specific projects, but wanted to point out that providing housing for a growing population is a worldwide issue. He reported that 55% of people, who work in the South Bay area, live outside of the region; contended that there will be an erosion of the economic base if more housing cannot be provided; and suggested that the answer to this problem is managed growth. He stated that contrary to those who believe, "if you don't build it, they won't come," population growth will continue whether or not additional housing is built. He noted that his agency

has a wealth of information available on this issue and encouraged everyone to work together to find solutions for this problem.

Bill Blischke, Sepulveda Boulevard, noted that he has lived in the South Bay for 36 years and witnessed tremendous growth. As a former school board member, he provided background information about the Torrance Unified School District's enrollment pattern, explaining that schools have reached maximum capacity and there is very little growth potential due to a shortage of land. He voiced objections to Shea Homes' efforts to tug on residents' heartstrings by emphasizing the benefit to schoolchildren when the company's motive is simply to make a profit. He related his understanding that in signing the agreement with Shea Homes, the school district agreed not to oppose the development in any way.

Abe Levine, Avenida de Jose, disputed claims in the Shea Homes brochure mailed to residents, maintaining that there was no data to support the claim that the impact on traffic would be fully mitigated and that the portrayal of the development as a "walkable community" was laughable.

Linda-Gotschall Sayed, representing the coalition of homeowners associations, urged the Council to uphold the Planning Commission's decision to deny the project. She noted her objection to misleading fliers in which Shea Homes emphasizes the funding to be provided to Torrance schools. Disputing the idea that this is a mixed-use development, she suggested that one could build townhouses next to a gas station and call it mixed-use using this definition. She maintained that the trip generation figures were not realistic as they amount to a little more than one round-trip per vehicle per day. She clarified that the school district's signing of the mitigation agreement is not an endorsement of the project.

Joe Magaddino, chair of the Economics Department at Cal State Long Beach, discussed the linkage between housing availability and job growth. He reported that last month, the median price in Torrance for a house was \$600,000 and \$450,000 for a condominium, and while the escalation in housing prices is welcomed by homeowners, it does not bode well for the future prosperity of Torrance. He explained that currently only 17% of families who reside in L.A. County can afford a median-priced home; that the lack of available housing will force workers to move to outlying areas; and that jobs will eventually follow workers to these new housing centers as happened in Orange County, which was originally a bedroom community for Los Angeles workers. He stated that Torrance is faced with the choice of either not building new housing, which will jeopardize its employment base, or building higher density housing, which is the only way to make housing more affordable. He suggested that should the City fail to build higher density housing, population density will increase in a housing stock that was never intended to support this density. He encouraged the Council to approve the project thereby enhancing opportunities for job growth in the South Bay region.

The Council recessed from 9:30 p.m. to 9:45 p.m.

Urging denial of the project, Peter Lefevre, Redbeam Avenue, stated that he found Shea Homes' public relations campaign to be particularly manipulative and that he did not see how this project could improve his family's quality of life.

Linda Nolan, 235th Street, stated that she strongly supports the project and does not believe it will not cause the massive problems that residents fear. She reported that she witnessed firsthand the revitalization of downtown San Diego with the building of new

housing and believes that walkable communities are the wave of the future. She suggested that the project would provide needed housing for baby boomers, who have sold their homes, but want to remain in the area, and pointed out that the units are very practical for people with physical disabilities.

Robert Thompson, president of Madrona Homeowners Association, reported the results of a survey of the association's membership, which indicated that their main concerns are traffic, housing density and overbuilding, and they felt that the Council was more responsive to developers than to residents. He contended that the Council has an obligation to listen to residents as was promised during the 2002 election campaign.

Christa Mackey, Redondo Beach Boulevard, voiced support for the project, stating that something eventually will be built on this site and the proposed project is likely the best alternative.

Dr. Jonathan Rosen, a resident who has a practice on Torrance Boulevard, indicated that he did not favor building housing on this prime real estate, which would be an ideal location for a high tech firm, and recommended that the City do more in terms of economic development. He suggested that there was reason to be suspicious of a developer who offers so much more than what's required

Pauline Greer, Arlington Avenue, voiced support for the project and urged the Council not to be intimidated by people who threaten not to vote for them. She noted that people who support a project often don't take the time to make their views known, therefore, the Council hears only from the opposition. She stated that the proposed project would look much better than the existing parking lot and doubted that any children would live in the complex. She maintained that the property owner has a right to develop his property and suggested that commercial property owners are no different from individual homeowners in wanting to make a profit.

Tom Caracash, Mansel Avenue, questioned whether any councilmembers have received campaign donations from Shea Homes, relating his understanding that Councilmember Lieu received a \$250 donation from the company approximately one year ago.

Councilmember Lieu confirmed the donation from Shea Homes, and Mr. Caracash requested that he abstain from voting on this project.

Urging that the Council reject the project, Mr. Caracash stated that according to a February 2005 article in the *Daily Breeze*, Torrance Memorial and Little Company of Mary hospitals are over-burdened and contended this development would only make the situation worse.

At Mayor Walker's request, City Attorney Fellows clarified that receiving a political contribution within the limits of the City's campaign ordinance does not give rise to disqualification according to the Political Reform Act.

Mary Ann Reis, Engracia Avenue, stated that she strongly opposes to the project and urged councilmembers to stick to their campaign promises.

Damien Delany, Greenmeadows Street, voiced support for the project, relating his belief that it is the best use for the parcel and that the funds provided in conjunction with the project will benefit schools and improve the flow of traffic. He expressed concerns

about what could be built on this site should the project be denied, citing high-rises being built in Santa Ana and Anaheim as a result of action by housing advocacy groups.

Karen Tripp, Marjorie Avenue, voiced support for the project, noting the site's proximity to employment and schools.

Tom Dryer, Delos Drive, urged denial of the project. He maintained that the quality of life has declined in Torrance because of increased density; commented on the reduction in City services due to the budget crisis; and suggested that it was time to stop and think about the future.

Kevin Riley, Loftyview Drive, voiced his opposition to the project, contending that there will be a dramatic increase in traffic once the remodeling of Del Amo Fashion Center has been completed. He recommended that developers be required to build a park in conjunction with every new development.

Ed Peacock, Onrado Street, maintained that changing this property from commercial to residential would upset the City's balance. Expressing concerns about over-crowded schools, he stated that it was likely that the number of children living in the development would increase as time goes by, as was the case with developments in the Madrona Marsh area where couples bought starter homes and then stayed to raise their families.

Martin Koebel, Rockview Drive, expressed concerns about the City's ability to attract businesses to Torrance when land zoned for this purpose is being converted for residential use. He disputed the idea that the proposed traffic improvements would ease traffic congestion in this area. He related his understanding that cities experience a net loss from residential property taxes due to the cost of services they must provide, however, businesses generate revenue and create less of a demand on city services.

June Lee, Vanderhill Road, voiced her opinion that this site would be ideal for senior housing, noting that it would not affect schools and it would have less of an impact on traffic because not all seniors drive. She contended that the impact of this project on city services would be overwhelming and urged that the Council uphold the Planning Commission's decision and deny the project.

Returning to the podium, Scott Douglas, representing the owners of the property, requested a continuance so that they could better examine the community's wants and needs with regard to this site.

Edward White, Feton Street, questioned how diverting traffic from the project to Hawthorne Boulevard would alleviate traffic congestion. He indicated that he did not move to Torrance because of a job and believes very few residents actually work in Torrance.

Eric Shield, Winthrope Street, Santa Ana, noted that there is a critical shortage of housing and voiced his opinion that a housing development would be a great use for this site, which obviously is not viable for commercial development. He pointed out that unlike the Planning Commission, the Planning Department is comprised of professionals who are paid to analyze a project and urged the Council to act in accordance with the Planning Department's recommendation to approve the project.

Emily De Ruxter, Steveann Street, voiced opposition to high-density developments and related her preference for single-family homes, townhouses, or a hotel on this site. She disputed the idea that a residential development would generate less traffic than a

commercial development, contending that parents would have to drive children to and from schools and to the park for recreation because the project has so little open space. She maintained this increase in traffic would make walking in the area dangerous.

Arthur Plourde, 169th Place, voiced objections to the proposed project, stating that parking lots throughout the City are filled to capacity and the City cannot handle any more traffic.

David Henseler, president of Country Hills Homeowner Association, reported that the association voted unanimously to support the position of the coalition and urged the Council to deny the project because it is not in the City's best interest. He requested that the matter be decided at this meeting and that no continuance be granted.

Sandi Monda, Talisman Street, asked that the Council make a decision on the project this evening. She noted that Southwood Homeowners Association and Southwood Project Committee's meetings with Shea Homes have resulted in no compromises on the part of the developer.

Mayor Walker assured the audience that the Council would not support a continuance.

Shirley Cassell, Monterey Boulevard, Hermosa Beach, suggested that the poor presentation by Shea Homes' representatives was not helpful to the project. She related her experience that very few children live this type of apartment-style condominium development and cautioned that people may come to regret that this project was defeated when they are faced with the alternative.

Rosemary Bailey, Avenida de Jose, stated that Hawthorne Boulevard is constantly congested and the idea of adding to this congestion is incomprehensible. She voiced objections to the slick brochure sent to residents by Shea Homes and urged the Council to uphold the Planning Commission's decision to deny the project.

Curt Reeder, 236th Place, maintained that it makes no sense to approve another development until the impact of projects already approved is known and cited Marina del Rey as an example of the detrimental effects of over-development. He urged the Council to do what residents want and deny the project.

Mary Modglin, Amapola Avenue, expressed concerns about traffic congestion and the lack of parking in Torrance.

Jack Mitchell reported that, according to the 2000 census, Torrance ranks No. 6 in terms of housing density per square mile among 138 similarly sized cities in California and No. 7 in terms of population density. He expressed concerns that the situation has only worsened over the past five years and suggested that developers consider building on the Palos Verdes Peninsula where there is a lot of open space.

Arnie Goldstein, Scott Street, voiced his opinion that mitigations proposed by the developer would not be effective in improving the flow of traffic; contended that traffic congestion was having a detrimental impact on retail businesses in Torrance; and urged the Council to stop approving traffic-creating residential developments.

Edgar Beverly, Edgemere Drive, voiced objections to maximum-density housing; commented on traffic congestion and under-funded schools; and contended that it made no sense to bring more people into Torrance.

Stephen Brey, Ocean Avenue, urged the Council to support the project, maintaining that it would have the least impact compared to alternate uses that could be built on this property. As a former member of the Southwood Project Committee, he stated that he felt Shea Homes has been responsive to residents' concerns and had adequately addressed them. He recalled that 279 units were originally proposed, which has now been reduced to 226.

Cara Boyce, 24th Street, Hermosa Beach, stated that she currently rents, but would love to buy a home in this development and commented on the shortage of housing in a price range she can afford in the South Bay area.

Returning to the podium, Joe Fleischaker, representing Shea Homes, requested a continuance to allow the applicant an opportunity to work with the community in order to come up with a plan that residents can support.

Mayor Walker, with the concurrence of Council, denied the request for a continuance.

Mr. Fleischaker requested that the Council deny the project without prejudice to allow the property's owner an opportunity to create new plans with or without Shea Homes.

For the benefit of the audience, City Attorney Fellows provided clarification regarding the term "denial without prejudice."

MOTION: Councilmember Scotto moved to close the public hearing. The motion was seconded by Councilmember Witkowsky and passed by unanimous roll call vote.

Mayor Walker provided clarification regarding issues raised during the public hearing. He explained that the transit station at Del Amo Fashion Center was eliminated because it was creating problems; and that while the Planning Commission voted unanimously to deny this project, the commission voted 3-3 to approve the more intense Fairfield project, which included over 100 more units.

Mayor Walker noted that Torrance has approximately 140,000 residents who live in 57,000 housing units, of which 56% are owner-occupied and 44% are rentals. He reported that transportation experts estimate that there are about 1.5 million vehicle trips per day in Torrance; that the City is spending \$500,000 in order to improve traffic controls/traffic movement; and that all the housing approved since he was elected Mayor has added less than 1/3 of 1% to traffic in Torrance. He maintained that eliminating every new home built in the last three years would have no discernable impact on traffic or schools, noting that approximately 2100 students who attend Torrance schools, do not live in Torrance. He commented on Torrance's very desirable location in the heart of Southern California and briefly mentioned attempts by the California legislature to take away local control in the permitting of housing.

Mayor Walker stated that he thought the proposed project was a very fine project and far superior to the Fairfield project, which at one time was met with a good deal of support, however, he could not support it because the community has become so divided and needs time to come together and heal. He suggested that people must recognize that property owners have the right to develop their property and that an increase in traffic is inevitable and must be managed. Noting that there are very few sites in Torrance that are available for building new housing, he offered his assurance that the Council was committed to reviewing the General Plan and working with the community to build a better

Torrance. He related his experience that the vast majority of people believe that Torrance is a great city, and expressed dismay over the negativity that has spread over the last year.

Councilmember Lieu reported that after considering all the divergent viewpoints, reviewing documents, and meeting with the developer and residents, he has decided not to support the project. He stated that the quality of education directly affects the quality of life in Torrance and while he thought the developer's attempt to help schools was commendable, there are other ways to help the schools such as the direct assistance he proposed, which staff is currently investigating. He further stated that he shares concerns about traffic and for that reason supported the citywide traffic study, pushed for the moratorium, requested that the Mills Corporation withdraw their proposal for a housing development, and voted against the Lowe's Home Improvement Center. He added that he did not believe the proposed project met the definition of a mixed-use development and felt the project's floor area ratio was too high.

Councilmember Witkowsky commented on her efforts to make informed decisions that are in the best interests of the community. Noting her experience as a former realtor, she indicated that she carefully read correspondence from residents and while she respects their opinions, she also respects the right of commercial property owners to develop their property. She pointed out that property represents a major investment for commercial property owners the same as it does for individual homeowners. She noted that some people have suggested that this site remain undeveloped or be turned into a park, but this is not a realistic option. She reported that after hearing the Shea Homes' presentation on alternate uses for the site, she believed the proposed residential development was the best use for this property. She indicated, however, that she was going to listen to residents and vote against it despite the fact that she really likes project and fears rejecting it is a mistake.

Councilmember Mauno stated that he would not support the project because doing so would be contrary to the spirit of the Resolution adopted by the Council last year, which was intended to provide a cooling off period, and because the discord and anguish it would cause would outweigh any benefit to the community.

Councilmember McIntyre commented that she thought this was one of the most constructive community meetings she has ever attended. She stated that the same problems that caused the Planning Commission to reject it are still inherent in this project and voiced her opinion that the FAR was too high and the project too dense. She indicated that she shares concerns about traffic and believes no action should be taken regarding this site until the citywide traffic study has been completed. With regard to environmental issues, she noted that data from 1992 is currently being used to evaluate a project's environmental impact and suggested that it was premature to make decisions on these issues prior to the adoption of a new General Plan. She commented on the lack of workforce housing in Torrance and the need to attract a younger demographic.

Councilmember Scotto pointed out that of the 10 people who spoke in support of the project, 3 or 4 were not Torrance residents and while only 30 people spoke against it, there were likely 400-500 others in the audience who share this opinion but chose not to speak because they did not want to be repetitive. Referring to audience members' comments, he noted his agreement with the slogan, "if it doesn't fit, don't permit"; called attention to statistics mentioned by a speaker that indicate that Torrance has one of the highest population densities in California as compared to 138 similarly sized cities; and reported that his experience as a business owner confirms the claim that traffic congestion

has a negative effect on business. He suggested that this lengthy meeting would not have been necessary if the Council had passed the moratorium he proposed last summer.

Councilmember Nowatka commented on the importance of keeping the contract the Council made with the community.

MOTION: Councilmember Nowatka moved to deny the appeal and deny the project. The motion was seconded by Councilmember Scotto, and passed by unanimous roll call vote.

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The Council met as the Redevelopment Agency from 11:44 p.m. to 11:46 p.m.

16. ORAL COMMUNICATIONS

16A. City Manager Jackson commended custodial staff for their efforts in setting up for this meeting and police and fire personnel for providing crowd control.

16B. Councilmember Lieu announced that the Public Utilities Commission will be holding two meetings on Tuesday, April 26, on the proposed split of the 310 area code, the first at 2:00 pm. in the El Segundo Council Chambers and the second at 6:30 p.m. in the Redondo Beach Council Chambers. He noted that he, along with the Council, opposes the split and encouraged people to share their concerns at these meetings.

16C. Councilmember Mauno offered congratulations to Lucille Wardell, a New Horizons' resident, on the occasion of her 100th birthday.

16D. Councilmember Mauno announced that Postal Solutions, 4455 Torrance Boulevard, will package and mail small items donated for military personnel serving overseas. He reported that troops appreciate receiving batteries, disposable cameras, CDs, dark socks, dark T-shirts, disposable razors, mouth wash, beef jerky and individually wrapped candy and noted that donations to help defray the cost of postage would be greatly appreciated.

16E. Councilmember McIntyre commended the Torrance Sister City Association for their excellent Bunka Sai event the previous weekend, noting that it was well attended.

16F. Councilmember Scotto announced a Firefighter Burn Relay stop at Fire Station #6 on Del Amo Circle on Saturday, April 30, between 12:45 p.m. – 1:05 p.m. He noted that donations for the Burn Foundation would be welcomed and that more information was available at 818.848.0223.

16G. Councilmember Witkowsky commented on her enjoyment of the Bunka Sai performances.

16H. Councilmember Witkowsky commented on the visit of the B-17 bomber to Torrance Airport – Zamperini Field over the past weekend, noting that volunteers from the Torrance Amateur Radio Association and the Community Emergency Response Team provided assistance. She also noted that Louis Zamperini attended the event, and 60 children, many for the first time, enjoyed free rides in small planes.

16I. Councilmember Scotto, with the concurrence of the City Council, directed staff to contact Louis Zamperini about accepting his memorabilia for display by the Torrance Historical Society in order to make it available to the public.

16J. Mike Lacy expressed disappointment that he and his friends were unable to ride on the B-17 because the flights were sold out. He related his understanding that the City limited the number of flights due to noise restrictions and requested that the City to ease restrictions to increase number of flights in the future.

City Manager Jackson reported that the City approved all flights that were requested, but agreed to look into the matter.

16K. Sara Guyan, Gramercy Avenue, expressed disappointment that Mayor Walker missed the Save Historic Old Torrance meeting.

Mayor Walker apologized for missing the meeting and asked for a reminder one day in advance before future events.

16L. Ms. Guyan asked about consequences for developers who do not build in accordance with approved plans, relating her understanding that the residential development on Border Avenue is taller than it was supposed to be.

Planning Manager Isomoto advised that inspectors have visited the site and the project is actually a little under the approved height.

16M. Bonnie Mae Barnard, Save Historical Old Torrance (SHOT), reported that she is soliciting photographs for a book she is writing on Torrance and can be contacted at www.savehistoricaloldtorrance.com.

16N. Ms. Barnard announced that Save Historical Old Torrance is 1 of 22 non-profit organizations that will benefit from Community Shopping Day at Macy's on May 20, noting that tickets are available at \$10 per person and ticket holders will receive a 20% discount on merchandise purchased on that date.

16O. Ms. Barnard reported on upcoming events, including Bungalow Heaven's home tour on April 24; Arroyo Day in Pasadena on May 22; Arts and Crafts California Conference and Show at Disneyland on June 10-12; and SHOT's Summer Home Tour on July 16-17.

17. EXECUTIVE SESSION

Considered earlier in the meeting, see page 1.

18. ADJOURNMENT

At 12:05 a.m., on Wednesday, April 20, 2005, the meeting was adjourned to Tuesday, April 26, 2005, at 5:30 p.m. for a workshop on the Chandler Reuse Project Proposal, with the regular meeting commencing at 7:00 p.m. in the Council Chambers.

Attest:

/s/ Dan Walker

Mayor of the City of Torrance

/s/ Sue Herbers

Sue Herbers, CMC

City Clerk of the City of Torrance

Approved on June 21, 2005